
CHAPTER 5:

GUIDELINES FOR SITE DESIGN

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CHAPTER 5: GUIDELINES FOR SITE DESIGN

**USE THESE GUIDELINES FOR ALL
REHABILITATION AND NEW
CONSTRUCTION PROJECTS IN
BILTMORE VILLAGE:**

- For the Cottage and Mixed Use Areas, begin on Page 23.
- For the Commercial Core Area, begin on Page 27.
- For Public Spaces and Facilities, begin on Page 29.

Cottage and Mixed Use Areas

SET-BACKS



**1. MAINTAIN THE PATTERN AND ALIGNMENT
OF BUILDINGS ESTABLISHED BY THE TRADI-
TIONAL SET-BACKS FROM THE STREET.**

- Most set-backs in the Cottage and Mixed Use Areas were 10 feet (from the sidewalk).
- Additions and screened enclosures should be located behind the historic front yard area.

Guideline 1. Maintain the pattern and alignment of buildings established by the traditional set-backs from the street.

ENTRANCE ORIENTATION

2. MAINTAIN THE TRADITIONAL DESIGN VOCABULARY USED FOR DEFINING BUILDING ENTRANCES, WHICH CONSISTS OF:

- A porch, raised above grade, with steps. Many project out from the facade.
- Orientation to the street. Primary entrances face the street and are linked with a paved walk.

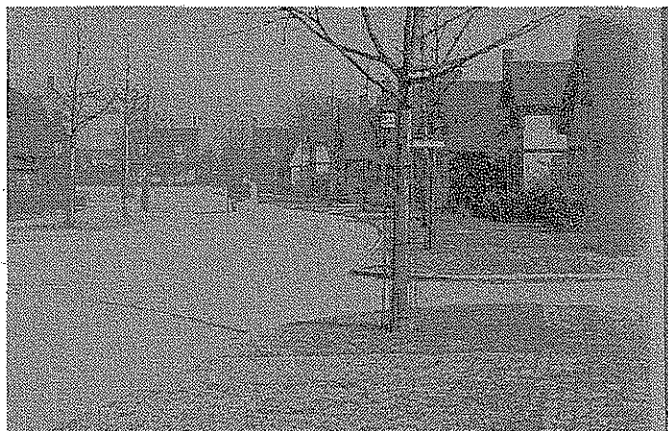
TREES

3. MAINTAIN THE LINE OF STREET TREES IN THE PLANTING STRIP BETWEEN THE ROAD AND SIDEWALK.

- Trees should be planted in the historic spacing pattern as much as possible.
- Refer to the Street Tree Planting Plan in Appendix B for the species designated in each block.

4. INDIVIDUAL SPECIMEN TREES ARE ENCOURAGED WITHIN YARDS.

- See Historic Resources Commission for a recommended planting list.



Guideline 3. This view of All Soul's Crescent looks toward Brook Street, and clearly shows the historic spacing pattern of the trees, as well as how decorative paving defined sidewalks and gutters. Note also the tree guards. (Photo courtesy of the Biltmore Estate).

PLANT BEDS, PLANTINGS

Policy:

The historic planting palette should be used where feasible. Flexibility should be defined for new uses, such as outdoor dining areas, where some deviation from the original plan may be needed.

5. AVOID LOCATING PLANT BEDS IN THE STRIP BETWEEN THE ROAD AND SIDEWALK.

- This strip should be planted in grass and street trees.

6. LOCATE PLANTINGS IN TRADITIONAL AREAS OF THE SITE.

- Along fences, walks, foundations, and at porch edges are good locations.
- See the Historic Resources Commission for suggestions.
- HRC will review the location of flowers and shrubs, but not species selection.



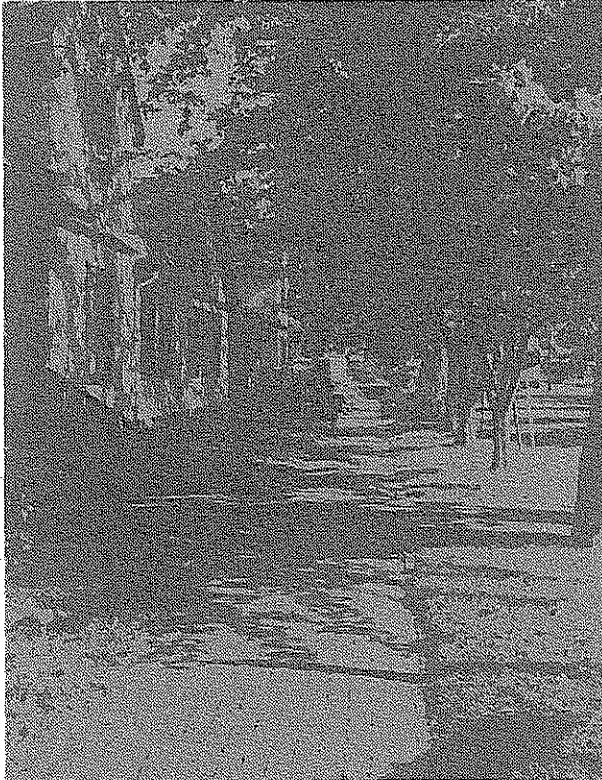
Guideline 6. This cottage, "The Wisterias," shows low plantings at the foundation of the porch. Larger shrubs screened side windows, and specimen trees stood in an open lawn.

LIGHTING

7. USE LOW-SCALE LIGHTING FOR WALKWAYS AND PATIOS.

- Avoid fixtures that will cast glare onto adjoining properties.
- Historic light fixtures may be used.
- Taller, compatible contemporary street lights may be used at intersections.

PAVING



Guideline 8. Brick paving is encouraged for all public sidewalks.

8. BRICK PAVING IS ENCOURAGED FOR ALL PUBLIC SIDEWALKS.

- The historic paving pattern should be used.

9. CONSIDER USING DECORATIVE PAVING WITHIN THE INTERIOR OF EACH LOT.

- Decorative paving for walkways and at building entrances is encouraged.

YARDS

10. DEVELOP A LAWN-LIKE IMAGE WHERE FEASIBLE.

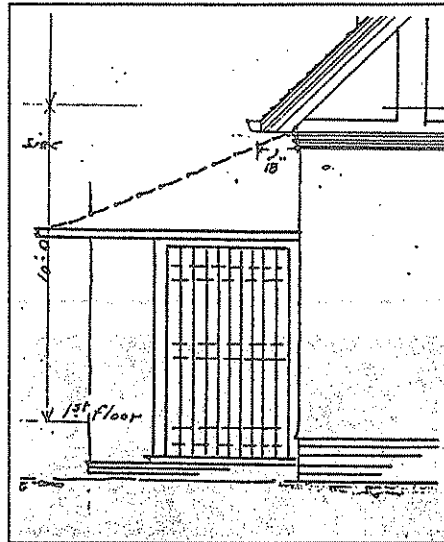
- Large grass areas are encouraged.
- Where paved surfaces are necessary, minimize their visual impact with landscaped edges.
- Define edges of the yard with hedges.
- Re-establish the planting strip between sidewalk and street.
- Fences may be used in side and rear yards only. They must be kept behind any building facade that faces a street. Heights of up to 4 feet are allowed in side yards and up to 6 feet in rear yards. Historic fence patterns are strongly encouraged.

SERVICE AREA

11. SCREEN SERVICE EQUIPMENT AND TRASH CONTAINERS

Historically, service areas were screened from public view with solid fences and hedges.

- Use solid partitions or lattice screens, or consider a hedge.



Guideline 11. Simple screens of butt-jointed wood planks were used to screen service porches.

NEXT:

**IF YOUR PROJECT IS IN THE
COMMERCIAL CORE,
CONTINUE TO THE NEXT SECTION.**

**IF A PARKING LOT IS PLANNED, GO
TO PAGE 32.**

Commercial Core Area

SET-BACKS

12. MAINTAIN THE ALIGNMENT OF BUILDING FRONTS AT THE SIDEWALK EDGE.

- An exception is where a cottage type building exists in the Core Area and has a front yard.

ENTRANCE ORIENTATION

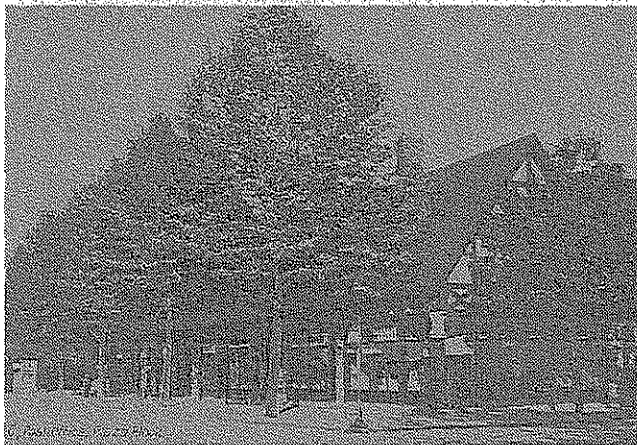
13. MAINTAIN ENTRANCE ORIENTATION FACING THE STREET AND SIDEWALK.

- Side or rear entrances should appear subordinate to the main entrance.

STREET TREES

14. LOCATE STREET TREES IN THE HISTORIC PLANTING LINE BETWEEN THE SIDEWALK AND THE STREET. (THIS IS IMPORTANT.)

- See Appendix B for tree selections.



Guideline 14. This early photo clearly shows the alignment of street trees in the core area. The Village Stores building, which originally stood on the east edge of the Plaza, was demolished. (Photo courtesy of Robert Griffin).

COURTS

15. LOCATE COURTS AND PATIOS TO SIDE YARDS OR IN THE REAR WHERE FEASIBLE.

- These are new elements in the Core and should appear subordinate to the historic context.

SERVICE AREAS

16. SCREEN SERVICE AREAS WITH FENCES OR HEDGES.

- Consider clustering service areas for abutting properties to minimize the number of service area locations.



Guideline 16. Screen service areas with fences or hedges.

Public Spaces and Facilities

GAZEBO/SHELTERS

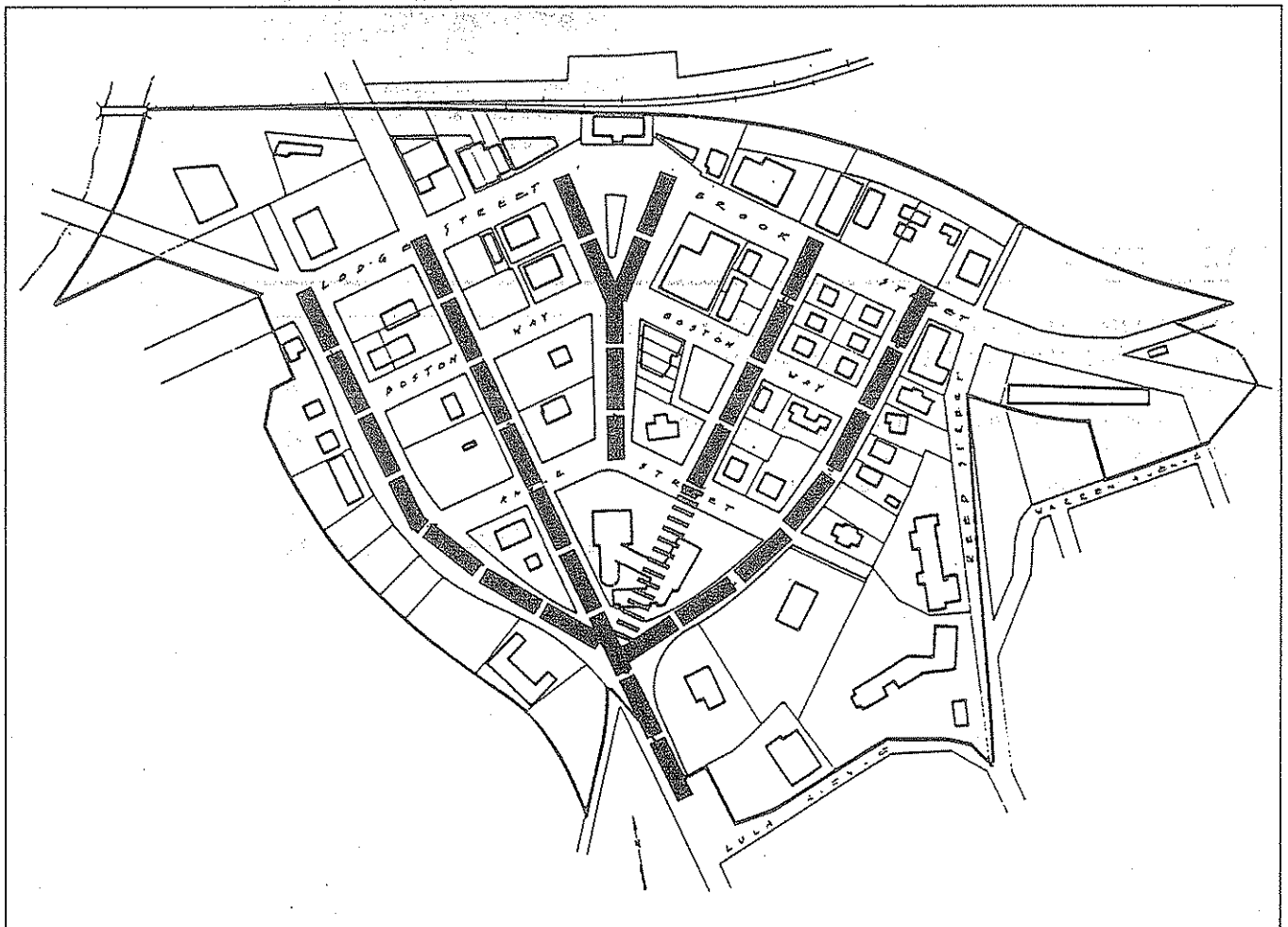
17. LOCATE GAZEBOS IN PUBLIC AREAS OR AT CORNERS OF PARKING LOTS.

- Use historic designs or adaptations where feasible.
- Use these structures for public information.

STREET PLAN

18. MAINTAIN THE ORIGINAL FAN-SHAPED STREET PLAN.

- This characteristic is essential to the historic integrity of the Village.
- Closing streets in ways that would obscure the original plan is inappropriate.

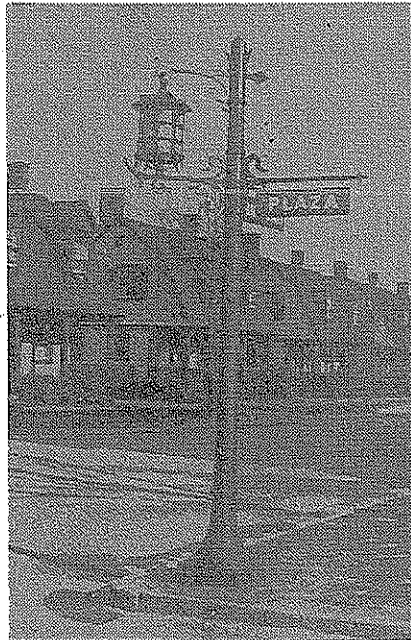


Guideline 18. The dashed lines emphasize the fan-like arrangement of the major streets in Biltmore Village. Originally, Swan Street continued through where the Parish House now exists.

LIGHTING

19. USE THE HISTORIC FIXTURE DESIGN FOR STREET LIGHTING.

- Information about the sources of light fixtures is available from the H.R.C
- This applies to private and public utility installations.

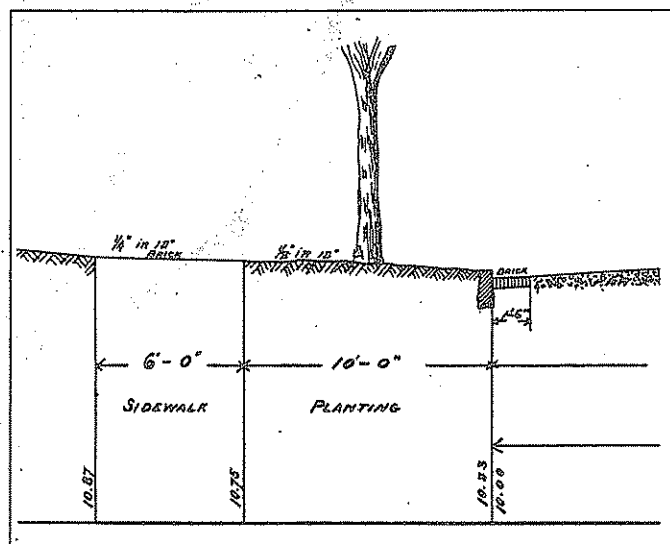


Guideline 19. The original street light combined a decorative lantern with a street name sign.

STREET TREES

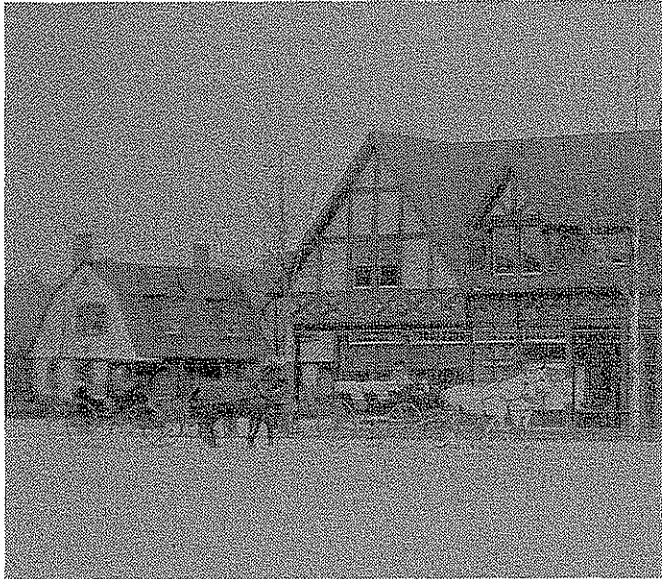
20. MAINTAIN THE LINE OF STREET TREES IN THE PLANTING STRIP BETWEEN THE ROAD AND SIDEWALK.

- Trees should be planted in the historic spacing pattern as much as possible.
- Refer to the Street Tree Planting Plan in Appendix B for the species designated in each block.



Guideline 20. This Olmsted drawing shows the planting strip located between the road and sidewalk. Note the brick sidewalk and gutter. (Drawing courtesy of the Biltmore Estate).

THE PLAZA



Historically the Plaza was a simple gravel surface.

21. MINIMIZE THE VISUAL IMPACT OF THE PARKING AREA WITH TEXTURED PAVING.

- Use contrasting color and texture of paving to define parking stalls.
- Define the median with decorative paving.

22. PLANTING IN THE MEDIAN IS INAPPROPRIATE IN THE PLAZA.

23. MAINTAIN CLEAR VIEWS TO THE DEPOT AND THE CHURCH.

PUBLIC SIGNS



Guideline 24. A coordinated graphic image for public signs will help strengthen the identity of the Village.

24. USE COORDINATED GRAPHICS THROUGHOUT THE VILLAGE.

- Use similar letter styles, colors, and materials
- Sign categories to be coordinated include:
 - Information about services and businesses
 - Directions to major facilities
 - Regulation of traffic and parking.

Parking Lots in All Areas

VISUAL IMPACT

25. PLAN PARKING LOTS TO BE SUB-DIVIDED INTO SMALL COMPONENTS SO THAT THE VISUAL IMPACT OF LARGE PAVED AREAS IS REDUCED.

26. AS MUCH AS IS POSSIBLE, DEVELOP A 'LAWN-LIKE' IMAGE FOR PARKING AREAS. SOME ELEMENTS THAT WILL HELP YOU TO DO SO INCLUDE:

1. Curb cuts

- Minimize the visual impact of curb cuts by reducing their numbers. To do so, share access drives with adjacent properties. This may require developing cross-property easements. By minimizing the number of curb cuts, the edge of the sidewalk remains more strongly defined. Turning movements and pedestrian crossing conflicts are also reduced. This concept was established in the original plan and is still valid today.

2. Landscaping

- Provide planting buffers at the edges of parking lots.
- Where parking lots abut the public Right - of - Way, the City Landscape Ordinance calls for a 10' buffer. The HRC will consider plans for narrower buffers where adequate plant materials are provided.
- Also include islands of planting in the interior of lots.

3. Lighting

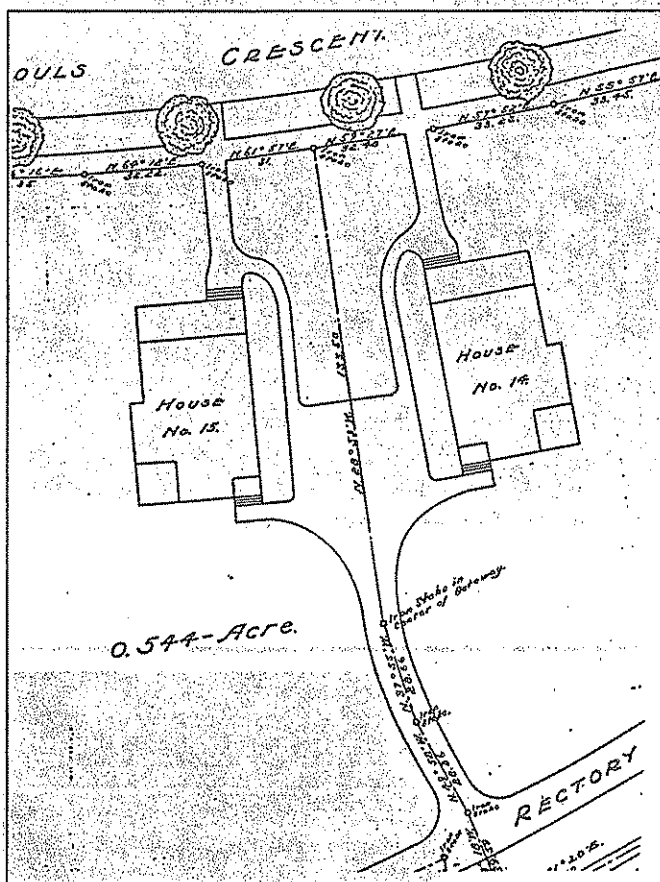
- Use the historic street light design at edges of lots, and along pedestrian walkways.
- Use compatible contemporary lights for interiors of lots. These should have shielded lamps to minimize glare.

4. Location

- Side or rear locations are preferred.

5. Paving

- Use textured paving to distinguish interior surfaces from the street.



Guideline 26.1. Consider developing shared driveways to parking areas to help minimize curb cuts, as in this original plan.

Public Sidewalks and Medians

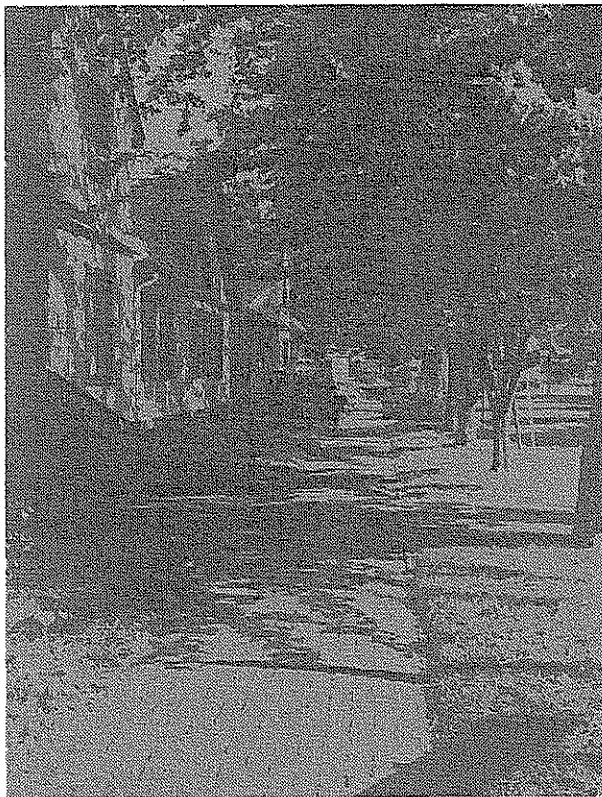
The streetscape design was especially picturesque: Engineering survey maps of 1920 show that trees lined all of the streets, in a uniform spacing and alignment. This alone established a visual continuity for the Village and clearly defined its bounds, even in blocks yet to be developed.

In addition, all blocks were planned with brick sidewalks and granite curbs. The 1920 drawings also show that all storm sewer drains were of a design unique to the Village. Decorative street lights and street name signs were combined on custom poles that were pedestrian-scaled.

Policy:

The historic streetscape character should be re-established throughout the Village, including street trees, lighting, and sidewalk paving.

SIDEWALKS



Guideline 27. All sidewalks within the core area should be paved in brick.

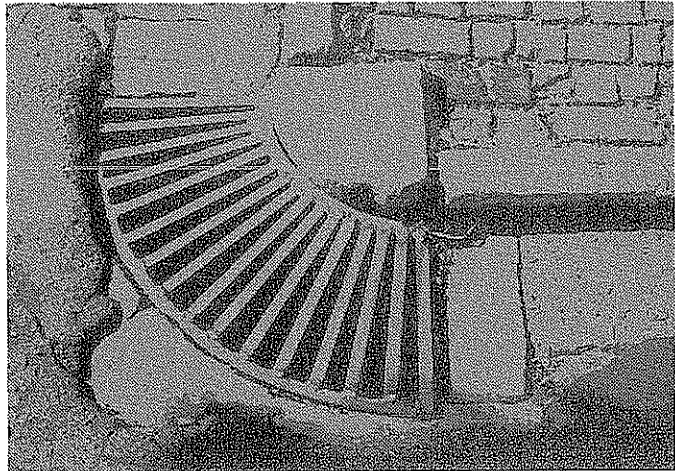
27. ALL SIDEWALKS WITHIN THE CORE AREA SHOULD BE PAVED IN BRICK.

- Use the historic paver dimensions.
- The paver color shall be dark red throughout the Village.
- The pattern maybe a running bond or basket weave.

CURBS AND SEWER INTAKES

28. ORIGINAL GRANITE CURBS AND STORM SEWER INTAKES SHALL BE PRESERVED.

- Preserve original stone curbs where they exist.
- Replace concrete curbs with new granite where feasible, or relocate stone curbs from other sites.



Guideline 28. Original granite curbs and storm sewer intakes shall be preserved.

STREET TREES

29. THE ORIGINAL TREE PLANTING SCHEME SHALL BE RE-ESTABLISHED IN ALL REHABILITATION AND NEW CONSTRUCTION.

- The historic spacing of 40 feet on centers shall be used.

30. STREET TREES SHOULD BE INCLUDED IN ALL LANDSCAPING PLANS.

- Consider using the historic tree guard designs.

31. STREET TREE SPECIES SHALL BE AS DESIGNATED IN APPENDIX B.



Guideline 30. Consider using the historic tree guard design. (Detail of photo from Biltmore Estate).

PLANTER RETAINERS

32. CONSIDER USING GRANITE CURBS FOR PLANTER RETAINERS.

- Granite trim elements were included in historic design schemes.